

Message Text

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70

ACTION ARA-10

INFO OCT-01 ISO-00 FBOE-00 A-01 L-03 /015 W

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R 231525Z FEB 76

FM AMEMBASSY LA PAZ

TO SECSTATE WASHDC 9768

UNCLAS LA PAZ 1510

ARA/MGT FOR KREIGER; A/FBO FOR GRZYBEK

E.O. 11652: N/A

TAGS: AFSP, ABLD, BL

SUBJECT: OFFICE SPACE REQUIREMENTS

REF: STATE 040913

1. APPRECIATE REFTEL AND KREIGER TELECON. EMBASSY WILL PROVIDE ESTIMATE FOR MODIFICATIONS TO PROPOSED CAFETERIA/GSO SPACE SOONEST.

2. EMBASSY'S RESPONSE TO INSPECTOR'S RECOMMENDATION 7-1 NOTES THAT RENEWED SEARCH FOR SHORT-TERM LEASED OFFICE SPACE HAS NOT YET PRODUCED RESULTS. EMBASSY HAS CANVASSED MARKET AND CONSULTED WITH PROMINENT ARCHITECT, LANDOWNERS AND BUILDER IN EFFORT FIND SUITABLE SPACE FOR CHANCERY. AT PRESENT TIME, THERE EXISTS NO AVAILABLE BUILDING WHICH WOULD BE IMPROVEMENT OVER OFFICES IN BANK OF PERU. FURTHER, UNSUITABILITY OF NEW BUILDINGS UNDER CONSTRUCTION LEAVE LITTLE HOPE OF GOOD OPPORTUNITY IN NEAR FUTURE.

3. FOR GRZYBEK: COPIES OF AMENDED LEASES ON CHANCERY AND CONSULATE AS WELL AS OTHER STATE NON-RESIDENTIAL PROPERTIES BEING FORWARDED. SUMMARY OF THESE LEASES FOLLOWS:

A) CHANCERY. LEASE NO. S-5-FBO-106. RENT USDOLS 40,000 PAID ANNUALLY IN ADVANCE. 6-YEAR LEASE, EXTENDED FOR ONE FURTHER 3-YEAR PERIOD, OR UNTIL JUNE 30, 1978, WITHOUT OPTION FOR RENEWAL.

B) WAREHOUSE. LEASE NO. S-5-FBO-17. RENT US DOLS 250 PER UNCLASSIFIED

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MONTH, PAID MONTHLY IN ADVANCE. SIGNED ORIGINALLY IN SEPT.

1962; CURRENTLY RENEWED UNTIL SEPT. 1976. NO FURTHER RENEWAL OPTIONS.

C) PARKING LOT/GARAGE. LEASE NO. S-5-FBO-168. RENT US DOLS 340 PER MONTH, PAID QUARTERLY IN ADVANCE. SIGNED JUNE 1973; EXPIRES JUNE 1978 WITH OPTION RENEWAL FOR FIVE FURTHER ONE YEAR PERIODS, OR UNTIL JUNE 30, 1983.

D) CONSULATE. LEASE AGREEMENT NO. S-5-MOA-1. RENTED FROM USIS WHICH HOLDS SPACE IN TOBIA BUILDING UNDER LEASE CONTRACT NO-S-5FBO-351 (IA) FROM MR. ATALA TOBIA YAPUR. EMBASSY REIM-BURSES USIS AT ANNUAL RATE OF DOLS US 2,796 PAYABLE SEMI-ANNUALLY IN ADVANCE BY TRANSFER BETWEEN APPROPRIATIONS. IN ADDITION, EMBASSY PAYS 11.7 PERCENT OF ALL ELECTRICITY CONSUMPTION CHARGES ASSESSED AGAINST USIS'S LEASE CONTRACT. CONSULATE SPACE CONSISTS OF SIX OFFICES, HALL AND REST ROOM TOTALLING 1780 SQ. FT. ON SECOND FLOOR OF BUILDING. EMBASSY MAY HOLD PREMISES DURING CONTINUATION OF USIS'S LEASE CONTRACT OR UNTIL AUGUST 1980. EITHER EMBASSY OR USIS HAS RIGHTS TO TERMINATE AGREEMENT AT ANY TIME UPON GIVING 60 DAYS ADVANCE NOTICE IN WRITING.

E) CAFETERIA. LEASE NO. S-5-FBO-120. RENT US DOLS 400 PER MONTH PAYABLE QUARTERLY IN ADVANCE. CURRENT LEASE EXPIRED FEB. 14, 1976, BUT WAS EXTENDED FOR FURTHER PERIOD OF SIXTY DAYS, OR UNTIL APRIL 14, 1976. NO OPTION FOR RENEWAL.
(SEE LA PAZ 1262).

STEDMAN

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 23 FEB 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976LAPAZ01510
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760067-0880
From: LA PAZ
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760224/aaaaaulz.tel
Line Count: 85
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION ARA
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 76 STATE 40913
Review Action: RELEASED, APPROVED
Review Authority: castelsl
Review Comment: n/a
Review Content Flags:
Review Date: 09 JUL 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <09 JUL 2004 by schwenja>; APPROVED <24 AUG 2004 by castelsl>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: OFFICE SPACE REQUIREMENTS
TAGS: AFSP, ABLD, BL
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006